

CONCEPTUAL STATEMENT OF DESIGN INTENT:

THE LANDSCAPE DEVELOPMENT CONCEPT FOR SAN ANTONIO CENTER IS TWO-FOLD: 1) ENHANCE THE APPEARANCE AND PEDESTRIAN EXPERIENCE OF THE SITE UTILIZING DESIGNATED PEDESTRIAN PLAZAS, OUTDOOR DINING AREAS, TRANSFORMING THE HETCH HETCHY INTO A PASSIVE PARK AREA, ENHANCED HARDSCAPE MATERIALS, PLANT MATERIALS, AND SCREENED LOADING AREAS; AND 2) INCREASE THE QUALITY OF STORMWATER RUNOFF THROUGH THE USE OF LANDSCAPED STORMWATER TREATMENT AREAS.

1) PEDESTRIAN WALKWAYS, PLAZAS AND DINING AREAS ARE TO BE ACCENTED WITH SHADE TREES, COLORFUL SHRUBS, PLANTER POTS, AND ENHANCED PAVING. THE HETCHY HETCHY EASEMENT SHALL BE TRANSFORMED INTO A PARK AREA WITH PASSIVE USES SUCH AS A DOG PARK AREA AND OPEN TURF PLAY AREA. STREETSCAPES ARE ENHANCED WITH WIDE LANDSCAPED AREAS WHERE STREET TREES, COLORFUL SHRUBS, AND GROUNDCOVERS PROVIDE BUFFERING OF BUILDING AND PARKING EDGES. SHADE TREES LOCATED THROUGHOUT THE PARKING LOT SHALL PROVIDE SHADE AND BREAK UP EXPANSES OF PAVING. LOADING AREAS SCREENED WITH MASONRY SCREEN WALLS AND LANDSCAPED BUFFERS. PLANT MATERIALS ARE TO BE SELECTED BASED ON THEIR COMPATIBILITY WITH THE LOCAL CLIMATE. HIGH WATER USE PLANTS ARE TO BE KEPT TO A MINIMUM AT PLAZAS AND HIGH VISIBILITY AREAS. IRRIGATION SYSTEMS ARE TO UTILIZE WATER CONSERVING DRIP AND LOW PRECIPITATION SPRAY HEADS TO CONSERVE WATER.

2) MUCH OF THE LANDSCAPED AREAS INCLUDING SETBACK AREAS ADJACENT TO THE STREETS ARE ALSO TO BE UTILIZED AS LANDSCAPE TREATMENT AREAS. A PORTION OF THE STORMWATER FROM THE PARKING AREAS AND BUILDING ROOFS SHALL BE DIRECTED TO THE TREATMENT AREAS FOR PASSIVE FILTRATION PRIOR TO FLOWING INTO THE STORM DRAIN SYSTEM.

PLANTING LEGEND

TREES SUCH AS:

SYMBOL	BOTANICAL NAME	COMMON NAME
	ACER RUBRUM	RED MAPLE
	ARBUTUS MARINA	NCN
	BAMBUSA OLDHAMII	GIANT TIMBER BAMBOO
	CERCIS OCCIDENTALIS	WESTERN REDBUD
	CINNAMOMUM CAMPHORA	CAMPHOR TREE
	KOELREUTERIA BIPINNATA	CHINESE FLAME TREE
	LOPHOSTEMON CONFERTUS	BRISBANE BOX
	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA
	OLEA EUROPAEA	OLIVE TREE
	PINUS CANARIENSIS	CANARY ISLAND PINE
	PISTACIA CHINENSIS	AMERICAN SWEET GUM
	PLATANUS ACERIFOLIA	LONDON PLANE TREE
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE
	PODOCARPUS GRACILIOR	FERN PINE
	PYRUS CALLERYANA	BRADFORD PEAR
	QUERCUS COCCINEA	SCARLET OAK
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK
	RHUS LANCEA	AFRICAN SUMAC

SAN ANTONIO ROAD

	ACER RUBRUM	RED MAPLE
	PLATANUS ACERIFOLIA	LONDON PLANE TREE

EL CAMINO REAL

	QUERCUS COCCINEA	SCARLET OAK
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HETCH HETCHY EASEMENT

	CARPINUS BETULUS	EUROPEAN HORNBEAM
	OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE

SHRUBS SUCH AS:

SYMBOL	BOTANICAL NAME	COMMON NAME
	ABELIA 'EDWARD GOUCHER'	DWARF ABELIA
	ACANTHUS MOLLIS	BEARS BREECH
	AGAPANTHUS AFRICANUS	LILY-OF-THE-NILE
	AGAVE SPECIES	AGAVE
	ARBUTUS UNEDO COMPACTA	DWARF STRAWBERRY TREE
	CALLISTEMON VIMINALIS 'LITTLE JOHN'	NCN
	CHONDRPETALUM TECORUM	CAPE REED
	CLYTOSTOMA CALLISTEGIOIDES	VIOLET TRUMPET VINE
	DIETES BICOLOR	FORTNIGHT LILY
	DISTICTIS BUCCINATORIA	BLOOD RED TRUMPET VINE
	EQUISETUM HYEMALE	HORSETAIL
	HEMEROCALLIS HYBRIDS	DAY LILY
	HETEROMELES ARBUTIFOLIA	TOYON
	JUNCUS PATENS	CALIFORNIA GREY RUSH
	LAVANDULA ANGUSTIFOLIA	LAVERNER
	LIGUSTRUM JAPONICUM 'TEXANUM'	WAX LEAF PRIVET
	NANDINA DOMESTICA 'GULF STREAM'	HEAVENLY BAMBOO 'NANA'
	PHORMIUM TENAX SPECIES	NEW ZEALAND FLAX
	PITTOSPORUM TOBIRA	TOBIRA
	RHAPHIOLEPIS INDICA SPECIES	INDIAN HAWTHORNE
	ROSMARINUS OFFICIANILIS	ROSEMARY
	VIBURNUM SPECIES	LAURUSTINUS

GROUNDCOVERS SUCH AS:

SYMBOL	BOTANICAL NAME	COMMON NAME
	ANNUAL COLOR	TO BE SELECTED BY L.A.
	CAREX TUMICOLIA	BERKELEY SEDGE
	LONICERA JAPONICA 'HALLIANA'	JAPANESE HONEYSUCKLE
	PELARGONIUM PELTATUM	IVY GERANIUM 'LAVENDER'
	CAREX PANSA	NCN
	MARATHON II	TURF



NOTES:

LANDSCAPING SHALL BE MAINTAINED SO AS NOT TO OBSTRUCT VIEWS FROM VEHICLES AT DRIVEWAYS. VEGETATION / BUSHES AT ALL SITE DISTANCE ZONES SHALL NOT EXCEED 3'-0" IN HEIGHT AND ANY PROPOSED TREES IN THESE AREAS SHALL BE MAINTAINED WITH A CANOPY HIGHER THAN 8'-0" TO PROVIDE VERTICAL CLEAR SPACE BETWEEN 3' AND 8'.

NEW STREET TREES ARE TO BE PLANTED A MINIMUM OF 10' FROM SANITARY SEWER LINES AND 5' FROM WATER/FIRE LINES AND DRIVEWAYS.

LANDSCAPING SHALL BE MAINTAINED SO AS NOT TO OBSTRUCT VIEWS OF THE WINDOWS AND DOORS OF STRUCTURES. SHRUBS, EARTH MOUNDING, AND LANDSCAPE STRUCTURES WILL BE DESIGNED AND ARRANGED IN A WAY THAT WILL NOT PROVIDE PLACES OF CONCEALMENT.

SAN ANTONIO CENTER

NEC SAN ANTONIO ROAD AND EL CAMINO REAL
MOUNTAIN VIEW, CALIFORNIA

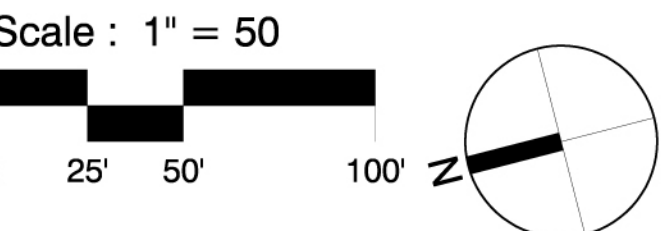
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DATE: JULY 13, 2010
UA JOB #: 10-018

DATE	REVISIONS

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CONCEPTUAL LANDSCAPE PLAN



SHEET L2

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